

**Note: The following case(s) is/are included in this ad.**  
**Click on the process number or applicant's name to go directly to the ad.**

<b>Process No.</b>	<b>Applicant Name</b>
<a href="#"><u>03-330</u></a>	<a href="#"><u>GLADYS &amp; CHRISTIAN PETER KOOP</u></a>
<a href="#"><u>03-361</u></a>	<a href="#"><u>NICOLE TA COELHO</u></a>
<a href="#"><u>03-374</u></a>	<a href="#"><u>JOHN P. &amp; CAROL A. STEFFEN</u></a>
<a href="#"><u>03-376</u></a>	<a href="#"><u>MARY A. &amp; JAMES E. MORGAN, III</u></a>

HEARING NO. 04-4-CZ12-1 (03-330)

26-54-40  
Council Area 12  
Comm. Dist. 7

APPLICANTS: GLADYS & CHRISTIAN PETER KOOP

Applicant is requesting to permit a lot frontage of 50' (75' required).

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A survey is on file and may be examined in the Zoning Department entitled "Record Survey," as prepared by Aniano J. Garcia, PLSM, dated 10-6-03.

SUBJECT PROPERTY: The south 50' of the north 250' of Tract 5, AMENDED PLAT OF A PORTION OF PALM MIAMI, Plat book 31, Page 35 in Section 26, Township 54 South, Range 40 East.

LOCATION: 6636 S.W. 69 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 11,700 SQ. FT.

PRESENT ZONING: RU-1 (Single Family Residential)

HEARING NO. 04-4CZ12-2 (03-361)

16-55-40  
Council Area 12  
Comm. Dist. 8

APPLICANT: NICOLE TA COELHO

Applicant is requesting to permit an addition to a townhouse setback 10.66' (20' required) from the rear (SE/ly) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "William & Nicole Coelho," as prepared by H. L. S. Design Associates, Inc., dated stamped received 12-1-03 and consisting of 5 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 5, Block 23, BRIAR BAY TOWNHOUSE ESTATES, 2<sup>ND</sup> ADDITION, Plat book 100, Page 93.

LOCATION: 9364 S.W. 132 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4,016 sq. ft.

PRESENT ZONING: RU-TH (Townhouse – 8.5 units/net acre)

APPLICANTS: JOHN P. & CAROL A. STEFFEN

- (1) Applicant is requesting to permit an addition to a single family residence setback 6.2' and the existing residence setback 14.98' (15' required) from the interior side (north) property line.
- (2) Applicant is requesting to permit a swimming pool setback 15' (20' required) from the interior side (north) property line.
- (3) Applicant is requesting a lot frontage of 115' (120' required).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Addition to Mr. and Mrs. Steffen Residence," as prepared by American South Design, Inc., dated 11-20-03 and consisting of two sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 9, Block 2 of TALL WOODS, Plat book 108, Page 31.

LOCATION: 13561 S.W. 104 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 115' x 160'

PRESENT ZONING: EU-M (Estates Modified 1 Family 15,000 sq. ft. net)

APPLICANTS: MARY A. & JAMES E. MORGAN, III

- (1) Applicant is requesting to permit a single family residence setback 12.5' (25' required) from the front (south) property line.
- (2) Applicant is requesting to permit a fountain to setback 3' (7.5' required) from the interior side (east) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Renovations and Additions to the Residence of Mr. & Mrs. Jim Morgan," as prepared by Gerald F. DeMarco, Architect, dated 12/12/03 and consisting of 4 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: The south 150' of the west ½ of Tract 16, REVISED PLAT OF SECOND AMENDED PLAT OF HIGH PINES, Plat book 31, Page 57.

LOCATION: 7545 S.W. 53 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 125' x 150'

PRESENT ZONING: RU-1 (Single Family Residential)